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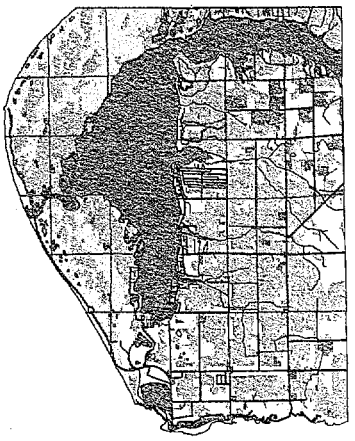

hamlin township

Hamlin Township
Coastal Management Program
Final Report Draft

Prepared for:
The MIchigan Department of Environmental Quality
Land and Water Management Division
Stevens T. Mason Building
P.O. Box 30028
Lansing, MI 48909

Prepared by:
Progressive Architecture Engineering Planning
1811 4 Mile Rd. N.E.
Grand Rapids, MI 49505-2442

December 1995

PROGRESSIVE
ARCHITECTURE
ENGINEERING
PLANNING

draft

HAMLIN TOWNSHIP
COASTAL MANAGEMENT PROGRAM
FINAL REPORT

Prepared for:

The Michigan Department of Environmental Quality
Land and Water Management Division
Stevens T. Mason Building
P.O. Box 30028
Lansing, MI 48909

Prepared by:

Progressive Architecture Engineering Planning
1811 4 Mile Road, NE
Grand Rapids, MI 49505-2442

Submitted by:

Hamlin Township, Mason County, Michigan

December 1995

Project No: 9312-05

This document was prepared in part through financial assistance provided by the Office of Ocean and Coastal Resource Management, National Oceanic and Atmospheric Administration authorized by the Coastal Zone Management Act of 1972.

TABLE OF CONTENTS

SECTION 1

NARRATIVE DESCRIPTION

Hamlin Township's Coastal Management Project was devised as a means to protect the valuable coastal resources of the township. The objective of this project was two-fold:

1. To develop a geographic information system (GIS) for Hamlin Township which would allow mapping and analysis of land and water features within the township.
2. To develop community design regulations which would protect the coastal resources within Hamlin Township.

To facilitate review, the two primary project work elements are discussed separately as follows:

THE GEOGRAPHIC INFORMATION SYSTEM

The initial phase of the project focused on the development of a GIS database. Base digital data for the GIS was obtained from the Michigan Resource Information System (MIRIS) and the Great Lakes Information System (GLIS). The MIRIS data includes both soil and land use/cover data while information on the location of critical dune areas was derived from GLIS. In addition, township zoning and future land use maps, U.S. Fish and Wildlife Service National Wetland Inventory maps, and Mason County Equalization Department parcel mapping of the township were converted to a digital format for incorporation into the GIS. This graphic information can, in turn, be linked to a database of information regarding property ownership, current zoning, and a variety of other information.

The GIS has been used to inventory and analyze the environmental features of the township including critical dune areas, water resources, and wetlands. A composite wetland map for the township was developed by combining land/use cover and hydric soils data from MIRIS with the U.S. Fish and Wildlife Service wetlands mapping information. By integrating parcel mapping into the system, it is now possible to evaluate and analyze environmental features on individual properties within the township. The GIS will provide a powerful tool to assist in identifying the location of the township's valuable natural resources.

COMMUNITY DESIGN REGULATIONS

The primary focus of the community design regulations for Hamlin Township is the protection of designated critical sand dune areas, wetlands, and water resources within the

township. The regulations were drafted in a fashion which would compliment the structure of the existing zoning ordinance and provide a link between the zoning ordinance and the township's GIS. A draft of the proposed regulations is included in its entirety in Appendix A. In preparing the regulations, it was recognized that the regulations would need to be administratively feasible in that the township would need to have the financial and staffing resources to enforce the measures.

The design regulations being proposed for inclusion into the Hamlin Township Zoning Ordinance include the following:

- The Definitions section of the Hamlin Township zoning ordinance is proposed to include definitions of critical sand dunes, geographic information system, ordinary high water mark, and wetlands.
- The General Provisions section of the ordinance is proposed to include provisions which address the issues of stormwater management, protection of critical sand dune areas, and wetlands.
- The Waterfront Overlay District is proposed to include a provision related to the development of steeply sloped areas.
- The Site Plan Review section of the ordinance is proposed to include a provision which requires that the location of wetlands, critical sand dune areas, watercourses, waterbodies, floodplain areas, and other environmentally sensitive features be considered as part of the site plan review process.
- The Site Plan Review approval provisions of the ordinance are proposed to include a provision which states final site plan approval is contingent upon the acquisition of all permits and approvals that may be required pursuant to the Natural Resources and Environmental Protection Act (P.A. 451 of 1994), as amended, and other appropriate statutes.

To better foster an understanding of Hamlin Township's GIS and design regulations, a booklet was developed which explains how the GIS will be used as a tool to protect and manage the township's natural resources. The booklet provides an overview of how the GIS was developed, the mapping and analytical capability of the GIS, the regulations pertaining to the township's critical sand dunes and wetland areas, and the design regulations related to natural resources protection. A copy of the booklet is included in Appendix B.

APPENDIX A

HAMLIN TOWNSHIP'S COMMUNITY DESIGN REGULATIONS

HAMLIN TOWNSHIP - COMMUNITY DESIGN REGULATIONS

Amend Article 3 - Definitions to include:

Critical Dunes - Sand dune areas designated on the Department of Natural Resource's Atlas of Critical Dunes.

Geographic Information System (GIS) - A method of inventorying spacial information for analysis and mapped display.

Ordinary High Water Mark - The line between upland and bottomland which persists through successive changes in water levels, below which the presence and action of the water is so common or recurrent that the character of the land is marked distinctly from the upland and is apparent in the soil itself, the configuration of the surface of the soil, and the vegetation. On an inland lake which has a level established by law, it means the high established level. Where water returns to its natural level as a result of the permanent removal or abandonment of a dam, it means the natural ordinary high water mark.

Wetland - Land characterized by the presence of water at a frequency and duration sufficient to support and that under normal conditions does support wetland vegetation or aquatic life and is commonly referred to as a bog, swamp, or marsh.

Amend Article 4 - General Provisions, Section 4.08 - Stormwater Management, to read:

Special attention shall be given to proper site drainage so that runoff of stormwater will not adversely affect neighboring properties or the township's water resources. Stormwater management facilities shall be designed, constructed, and maintained in accordance with provisions of the Mason County Stormwater Management and Soil Erosion Control Ordinance.

Amend Article 4 - General Provisions to add Section 4.13 - Geographic Information System (GIS) to read:

Hamlin Township's GIS shows the generalized location of designated critical sand dune areas, wetlands, water resources, property lines, and a variety of other land features. The GIS makes it possible to identify, in advance, certain land and water features on a parcel-by-parcel basis. Thus, these features can be evaluated as part of the development approval process. The GIS will be used as a tool to guide the township in determining whether certain provisions of this ordinance apply. The use of the township's GIS to identify the generalized location of environmental features shall not obviate the need to conduct all field surveys or evaluations that may be required to comply with provisions of this ordinance.

Amend Article 4 - General Provisions to add Section 4.14 - Wetlands to read:

Pursuant to provisions of the Wetland Protection Act, Part 303 of the Natural Resources and Environmental Protection Act (P.A. 451 of 1994), wetlands within Hamlin Township

which meet any of the following criteria are regulated by the Department of Environmental Quality:

A. Wetlands which have direct physical contact or a permanent or intermittent surface water connection to a lake, pond, river, or stream.

B. Wetlands which are located partially or entirely within 500 feet of a lake, pond, river, or stream or are within 1,000 feet of Lake Michigan.

C. Whenever there is the presence of wetland on a proposed development site, the property owner or his/her agent shall contact the Michigan Department of Environmental Quality (MDEQ) regarding possible permit requirements. All of the following activities shall be prohibited unless a wetland permit or other written approval authorizing the activity has been obtained from the MDEQ:

   1. Depositing or permitting the placement of fill material in a wetland.

   2. Dredging, removing, or permitting the removal of soil or minerals from a wetland.

   3. Constructing, operating, or maintaining any use or development in a wetland.

   4. Draining surface water from a wetland.

   The generalized location of wetlands within Hamlin Township is shown on the township's geographic information system.

Amend Article 4 - General Provisions to add Section 4.15 - Critical Sand Dunes Areas to read:

Critical Dune areas are afforded special protection pursuant to provisions of the Sand Dunes Protection and Management Act, Part 353 of the Natural Resources and Environmental Protection Act (P.A. 451 of 1994). Construction and other activities within designated critical dune areas are regulated by the Michigan Department of Environmental Quality.

Whenever development is proposed within a critical sand dune area as designated on the Department of Natural Resources Atlas of Critical Dunes, the property owner or his/her agent shall contact the Michigan Department of Environmental Quality (MDEQ) regarding possible permit requirements. Development activities within designated critical sand dune areas shall be prohibited unless the appropriate permit or other written approval authorizing the activity have been obtained from the MDEQ.

The generalized location of designated critical dune areas within Hamlin Township is shown on the township's geographic information system.

Amend Article 14 - Waterfront Overlay District, Section 14.02 - Overlay District, to read:

All areas of Hamlin Township that are located within the Waterfront Overlay District as shown on the "Hamlin Township Waterfront Overlay District Map" shall meet the requirements of this article.

In cases where a parcel is located partially inside and partially outside of the overlay district, only those portions located within the overlay district are required to comply with the provisions of this article.

Amend Article 14 - Waterfront Overlay District, Section 14.04 - Lot Size, Width, and Setback to read:

Except as required in Section 14.05, E. - Steep Slopes, minimum lot size, lot width, and setback requirements of the underlying zoning district shall be met unless this article specifically states otherwise.

Amend Article 14 - Waterfront Overlay District, Section 14.05 - Design Requirements, to add new Section A to read:

A. General Design Requirements:

1. Accessory structures and garages shall not exceed 16 feet in height or 400 square feet in total area.

2. Existing mature trees shall be incorporated into the project design where feasible.

3. Natural drainage courses shall be protected from grading activity.

4. Buildings shall be clustered as much as possible to retain open space and surrounding tree cover and to minimize changes in topography.

Delete Article 14 - Waterfront Overlay District, Section 14.05 - Design Requirements, Part B. 6. - Drainage of Surface Water.

Delete Article 14 - Waterfront Overlay District, Section 14.05 - Design Requirements, Part D - Wetlands.

Delete Article 14 - Waterfront Overlay District, Section 14.05 - Design Requirements, Part E - Stormwater Management.

Amend Article 14 - Waterfront Overlay District, Section 14.05 - Design Requirements, to add Part E - Steep Slopes to read:

E. Steep Slopes:

1. Development of areas within the Waterfront Overlay District in which slope exceeds 12 percent are subject to the site plan review procedures of this ordinance. The "Hamlin Township Steep Slope Map" generated from the township's geographic information system shall be used to identify the generalized location of parcels that are regulated pursuant to this section. The determination of slope shall be made by the zoning administrator based on the "Hamlin Township Steep Slope Map."

2. If a property owner disagrees with the slope determination made by the zoning administrator, he or she may request a review of the determination by the site plan review committee during the site plan review process. In making their case, the property owner shall present topographic survey maps or information prepared and sealed by an architect, landscape architect, civil engineer, or a surveyor licensed in the State of Michigan. Based upon the evidence presented by the zoning administrator and the property owner, the site plan review committee shall make a slope determination and shall record its decision on the proposed site plan.

3. In areas where the slope exceeds 12 percent, the following design standards shall apply:

   a) Density: The permitted density for residential dwellings shall be based on the existing slope of the site. The maximum number of dwelling units shall be calculated as follows:

Existing Slope	Maximum Density
13 to 17 percent	1.0 Unit per 30,000 square feet
Greater than 18 percent	1.0 Unit per Acre

   b) Lot Coverage: The amount of land allowed to be covered by impervious surfaces shall be based on the existing slope of the site. Lot coverage shall be defined as the percentage of the lot (excluding rights-of-way and wetlands) that is covered by impervious surfaces, including structures and paving. In the case of PUDs and residential subdivisions, each individual lot need not meet the requirements of this section, provided that the total project does meet the requirements of this section. The maximum lot coverage shall be:

Existing Slope	Lot Coverage
13 to 17 percent	20 percent
Greater than 18 percent	15 percent

   c) Natural Vegetative Cover: To the maximum extent possible, vegetation shall be maintained in its natural state. Natural state shall mean existing vegetation, including native plants, bushes, natural ground cover, shrubbery, tall grasses, and trees. A mowed lawn shall not be considered natural vegetation and shall not qualify as natural vegetative cover required in this section. The required amount of vegetative area to remain undisturbed shall be based on the existing slope on the site and shall be clearly indicated on the proposed site plan or sketch plan. To the extent possible, the natural vegetative areas shall be located along lot lines, natural drainage courses, wetlands, and steep slopes. In the case of PUDs and residential subdivisions, each individual lot need not meet the

requirements of this section, provided that the total project meets the requirements of this section.

Existing Slope	Percent Of Lot To Remain In Natural Vegetative Cover
13 to 18 percent	40 percent
Greater than 18 percent	50 percent

4. Development of slopes of 25 percent or greater shall be prohibited unless there are no feasible or reasonable alternatives. Development of slopes exceeding 35 percent shall be prohibited.

Amend Article 14 - Waterfront Overlay District, Section 14.05 - Design Requirements, to add Part F. - Private Roads to read:

F. Private Roads: In order to minimize cutting, filling and erosion, private roads on hilly terrain shall, to the extent feasible, be located along natural contours of the land. No private roads shall be located within 30 feet of the ordinary high water mark.

Amend Article 21 - Site Plan Review, Section 21.02 - Uses Requiring Site Plan Approval, to include:

G. Steeply sloped areas as defined in the Waterfront Overlay District, Article 14, Section 14.05, E.

Amend Article 21 - Site Plan Review, Section 21.03 - Site Plan Requirements, to include:

J. The location, height, and types of fences, walls, and landscaping. Landscaping shall include the extent of existing vegetative groundcover that is proposed to remain in a natural state.

O. The location of wetlands, critical sand dune areas, watercourses, waterbodies, steeply sloped areas, floodplain areas, and other environmental features. The use of Hamlin Township's geographic information system to identify the generalized location of environmental features shall not obviate the need for the applicant to conduct all onsite field surveys or evaluations required to comply with provisions of this article.

Amend Section 21 - Site Plan Review, Section 21.05 - Standards For Site Plan Review, Part C - Drainage of Surface Water, to read:

C. Drainage of Surface Water: Proper site surface drainage shall be provided so that the removal of surface waters will not cause soil erosion or sedimentation or adversely affect neighboring properties, the public stormwater drainage system, and the township's water resources. The peak rate of stormwater runoff generated from the site shall not increase as a result of the proposed development, and temporary onsite storage of stormwater to reduce peak runoff from the site may be required.

Surface water in all paved areas shall be collected so that it will not obstruct vehicular or pedestrian traffic and so it will not create ponding.

Amend Section 21 - Site Plan Review, Section 21.07 - Regulations, Part A and B, to read:

A. The construction of improvements shall not commence for any development that requires a site plan approval until an approved site plan has been signed by the secretary of the site plan review committee.

B. The secretary of the site plan review committee shall not sign the approved site plan until the applicant has submitted copies of all permits that may be required by the county or the state for the construction or use of the development including, but not limited to, permits for onsite wastewater disposal, and permits required pursuant to the Inland Lakes and Streams Act, Part 301 of the Natural Resources and Environmental Protection Act (P.A. 451 of 1994); the Soil Erosion and Sedimentation Control Act, Part 91 of the Natural Resources and Environmental Protection Act (P.A. 451 of 1994); the Wetland Protection Act, Part 303 of the Natural Resources and Environmental Protection Act (P.A. 451 of 1994); the Sand Dune Protection and Management Act, Part 353 of the Natural Resources and Environmental Protection Act (P.A. 451 of 1994); and the Mason County Stormwater Management and Soil Erosion Control Ordinance.

APPENDIX B

HAMLIN TOWNSHIP'S GEOGRAPHIC INFORMATION SYSTEM

GIS

Hamlin Township's
Geographic Information System (GIS)

Prepared for:
Hamlin Township
3775 North Jebavy Dr.
Ludington, MI 49431

Prepared by:
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1811 4 Mile Rd. N.E.
Grand Rapids, MI 49505-2442

December 1995

PROGRESSIVE
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ENGINEERING
PLANNING

This publication has been prepared with funds from Hamlin Township and with funding assistance from Michigan's Coastal Management Program, the U.S. Environmental Protection Agency Clean Lakes Program, and the residents of Hamlin Lake.

CONTENTS

ILLUSTRATIONS

INTRODUCTION

Hamlin Township is blessed with an abundance of valuable natural resources. The lakes, rivers, sand dunes, wetlands, and forested areas within the township are a primary attraction for both seasonal and permanent residents. Proper management of these resources is critical to the long term economic vitality of the community. This publication has been prepared to provide township residents, developers, realtors, and local government officials with an overview of the various tools and policies that are being developed to help ensure the vital natural resources of Hamlin township are protected now and in the future.

What Is GIS?

A GIS or geographic information system is a tool which allows maps to be created and data to be analyzed with the speed of computers. Essentially, a GIS provides a method to combine maps and databases of information on a computer.

How Is A GIS Map Different Than A Conventional Map?

A GIS map is different in two ways. First, a GIS map is produced on a computer using a standard set of coordinates. A specific location on the map always has the same coordinates regardless of the map scale or size. This allows geographic information from a variety of sources to be combined to produce a single map. The second factor that makes a GIS map different is that databases of information stored in a computer can be linked to a particular point or area on the map.

What Information Is Contained In Hamlin Township's GIS?

The township GIS contains information on soil types, land use/cover, environmental features (including wetlands, critical sand dune areas, lakes, and streams), zoning districts, steeply sloped areas, flood prone areas, as well as individual property boundaries. The information in the GIS has been derived from a variety of sources including the Michigan Resources Information System (MIRIS), the Great Lakes Information System (GLIS), U.S. Fish and Wildlife Service National Wetland Inventory maps, the Mason County Equalization Department, and Hamlin Township's assessing records.

The MIRIS and GLIS data were developed by the Michigan Department of Natural Resources to provide a comprehensive inventory of the state's land and water resources. The information is stored in a "digital format" which allows the data to be analyzed by computer. Maps which show the approximate location of property lines for individual parcels of land in the township were obtained from the county's equalization department and were converted to a digital format so that this information could be included in the GIS.

The information in the GIS is stored in layers with different information provided on each layer. For example, it is possible to use the GIS to identify parcels of land in the township which contain designated critical sand dune areas. This can be accomplished by combining the parcel layer of information with the sand dune layer of information. This information can then be linked with information regarding the owner of a particular parcel of land or the current zoning designation.

How Accurate Is The GIS?

The GIS is only as accurate as the information base from which it was developed. The township's GIS shows the **generalized** location of sand dunes, wetlands, soils, water resources, property lines, and a variety of other land features. As such, the GIS is an excellent tool for planning purposes. However, field surveys of individual land parcels may be required to determine the exact location of property lines and environmental features. It is recognized that the GIS will need to be updated periodically to reflect lot splits, ownership transfers, and changing land features.

What Is The Mapping And Analytical Capability Of The GIS?

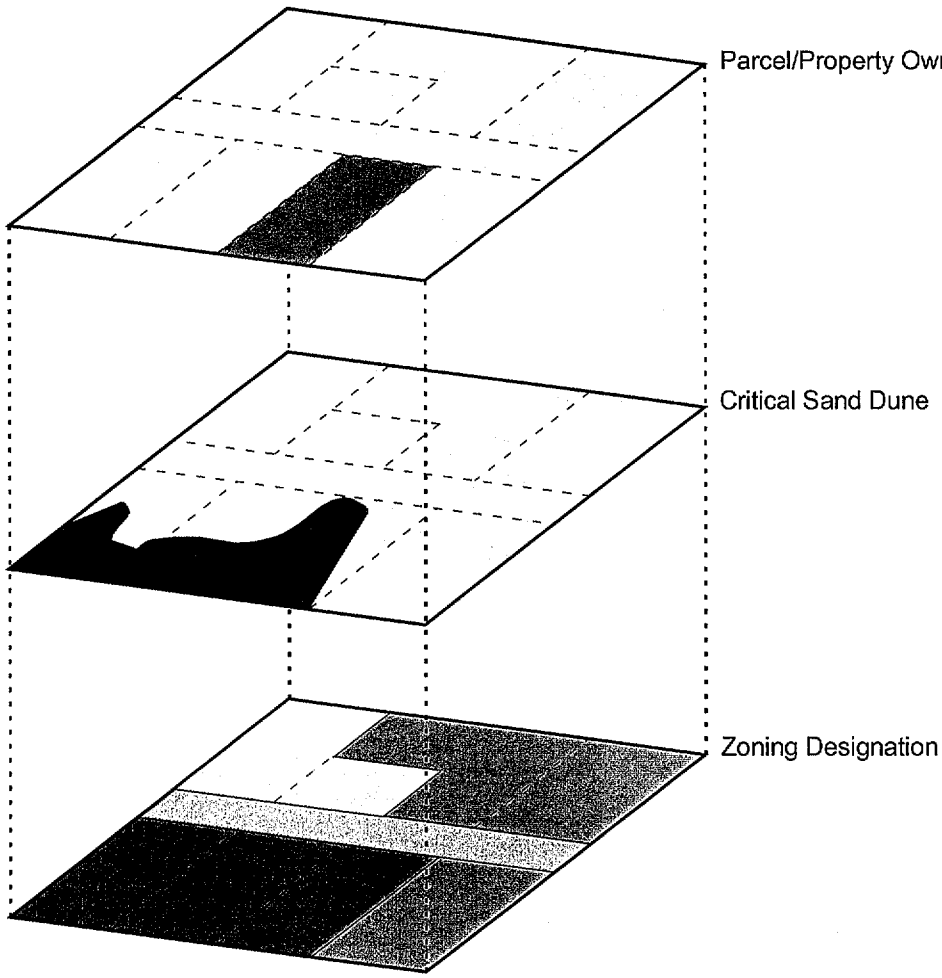
The GIS is a powerful mapping and analysis tool which allows maps to be created at any desired scale and size. For example, it may be desirable to create a map of an individual parcel of land at a scale sufficient to visualize pertinent environmental features or to create a map which shows the location of wetlands throughout the township. Both maps can be easily created with the GIS. Or, if we wanted to know how many acres of wetland are in a particular section of the township, or how many acres of the township are presently forested, these analyses can be readily made with the GIS.

Why A GIS?

With the advent of computers, municipalities across the state are developing geographic information systems to assist with the day-to-day administration of government activities. In recent years, Hamlin Township has experienced a substantial increase in development. Data compiled by the U.S. Census Bureau indicates that the population of Hamlin Township increased 46 percent between 1970 and 1990. This trend is likely to continue.

In the face of mounting developmental pressures, the ability of the township to store, analyze, and retrieve information regarding the township's natural resources is essential to effective growth management and to the administration of the township's policies and ordinances. The development and maintenance of the GIS is central to this endeavor.

HAMLIN TOWNSHIP
GIS Layer Diagram



Population Projections

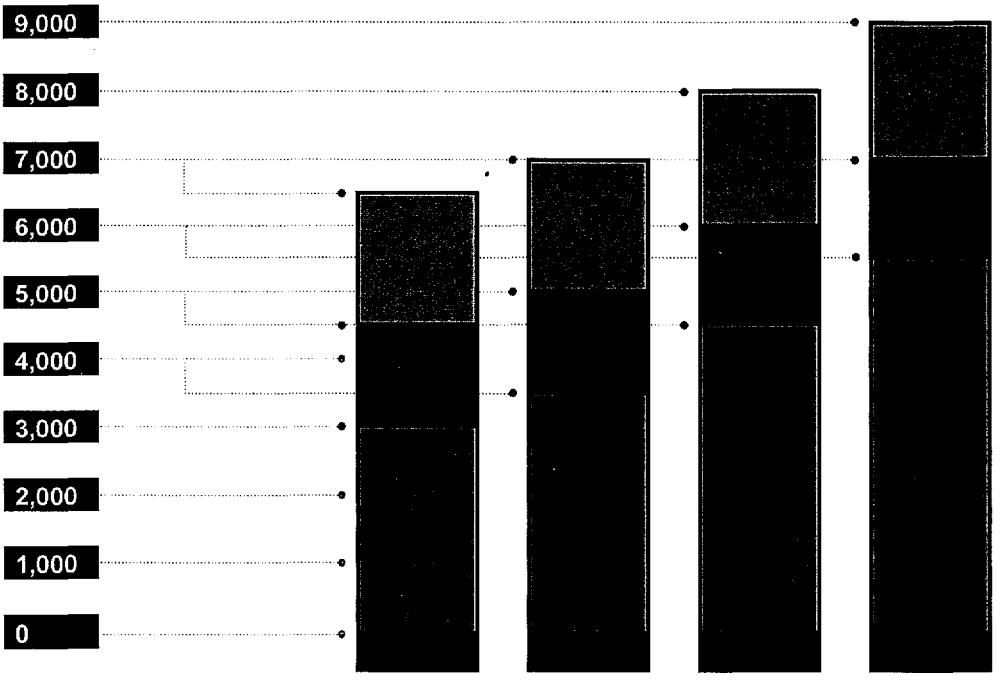
Trends, Projections, and Regional Growth

Land Use Plan
Hamlin Township – 1992

Transient Population
State park attendance records and resort population projected at a constant rate.[1]

Seasonal Population
1990 seasonal household population projected at a constant rate.[2]

Permanent Population
1990 census population adjusted by building permit data projected using historical growth rates.



[1] Resorts include motels, private campgrounds, lodges and cabins, etc.
[2] Assumes that existing seasonal and recreational housing units will be converted to permanent housing units at a rate equal to growth of new seasonal units.

ENVIRONMENTALLY SENSITIVE LANDS

In 1994, many of Michigan's environmental laws were combined into a single code entitled the Natural Resources and Environmental Act (Public Act 451 of 1994, as amended). Two parts of the Act are of particular importance in Hamlin Township. Part 303 of the Act addresses wetland protection and Part 353 of the Act addresses development of critical sand dunes areas.

Wetlands

According to the Fish and Wildlife Service, over half (53 percent) of the wetlands in the lower 48 states were lost between the late 1700's and the mid-1970's. From the mid-1970's to mid 1980's, wetlands were lost at a rate of 290,000 acres per year. Seven states have lost more that 80 percent of their original wetlands: California, Indiana, Illinois, Iowa, Missouri, Kentucky, and Ohio. In Michigan, over 50 percent of our wetlands have been lost through piecemeal and wholesale destruction. In recognition of the huge economic losses that were resulting from the destruction of wetlands, nationwide wetland protection regulations were incorporated into the federal Clean Water Act of 1972.

One of the greatest threats to wetlands today is "the nibbling effect." A pole barn here, a driveway there, little by little, natural wetland areas are being nibbled away. Eventually all that nibbling adds up to huge losses. In 1980, Michigan enacted its own law regulating development of wetlands consistent with federally mandated wetland protection efforts. In passing the legislation, the legislature noted that wetlands provided flood and storm control, fish and wildlife habitat, protection of subsurface water resources, pollution and erosion control, and a variety of other benefits to the residents of the state.

Under Michigan law, wetlands are defined as follows:

> Wetlands are lands characterized by the presence of water at a frequency and duration to support, and that under normal conditions do support, wetland vegetation or aquatic life and are commonly referred to as a bog, swamp, or marsh.

In Hamlin Township, wetlands which meet any of the following criteria are regulated by the Department of Environmental Quality:

- Wetlands which have direct physical contact or a permanent or intermittent surface water connection to a lake, pond, river, or stream.
- Wetlands which are located partially of entirely within 500 feet of a lake, pond, river, or stream or are within 1,000 feet of Lake Michigan.

WETLANDS

In accordance with the state act, a permit must be acquired from the Department of Environmental Quality to:

- Deposit or permit the placing of fill material in a wetland.
- Dredge, remove, or permit the removal of soil or minerals from a wetland.
- Construct, operate, or maintain any use or development in a wetland.
- Drain surface water from a wetland.

To date, a statewide inventory of wetlands has not been completed by the state. As a result, conflicts often arise because property owners do not know wetlands exist on their property or they do not know that limitation of development of certain wetlands may be imposed by law. In developing the GIS for Hamlin Township, wetland mapping from a number of sources was combined into a composite wetland map. The composite map shows the generalized location of wetlands throughout the township. The map is based on groundcover and soils information derived from the Michigan Resource Information System (MIRIS) and U.S. Department of the Interior National Wetland Inventory Maps.

Critical Sand Dunes

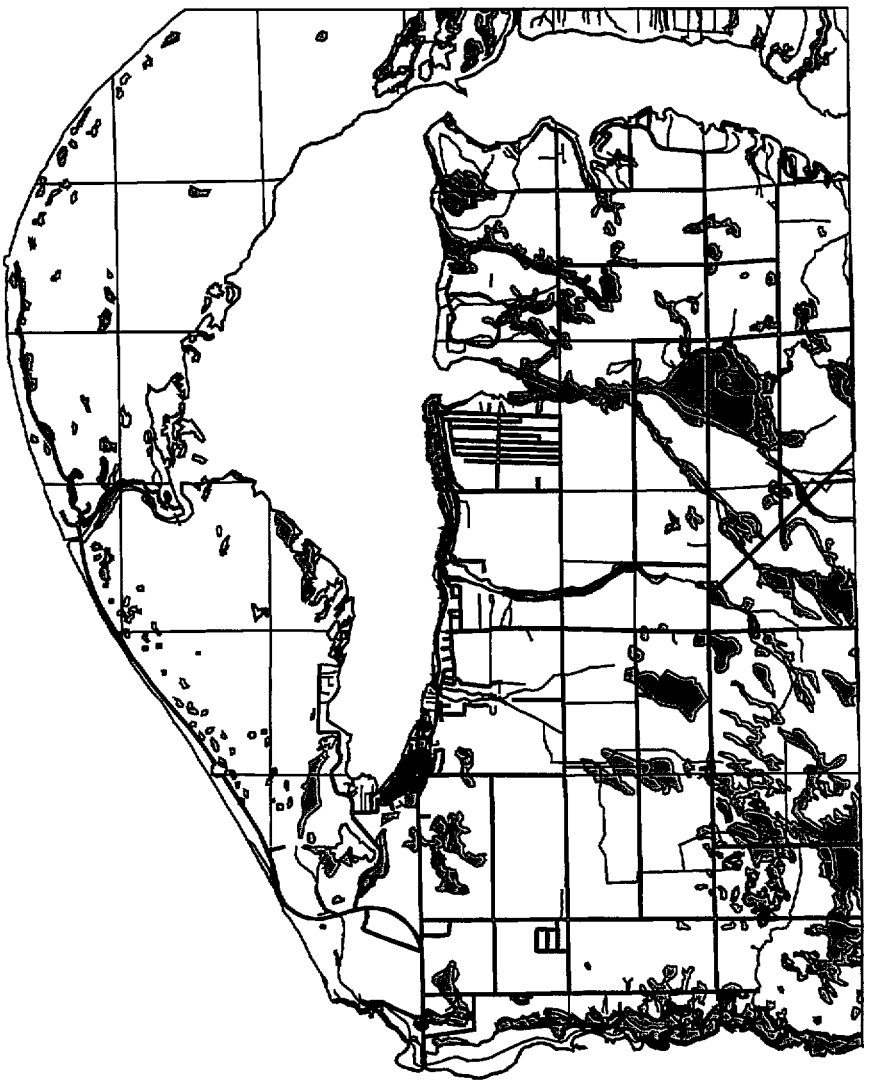
Like wetlands, sand dunes are a valuable natural resource in Hamlin Township. Recognizing that sand dunes are very fragile and dynamic systems, the state enacted sand dune protection legislation to protect and preserve critical sand dune areas. In passing the legislation, the legislature noted that:

> The critical dune areas of Michigan are a unique, irreplaceable, and fragile resource that provide significant recreational, economic, scientific, geologic, scenic, botanical, educational, agricultural, and ecological benefits to the people of Michigan and to people of other states and countries who visit this resource.

Essentially, these regulations require that a permit be acquired from the Department of Environmental Quality before development in designated critical dunes areas can occur. The act contains minimum standards for development of critical dune areas which require:

- Structures be located a minimum of 100 feet from the barrier dune (i.e., the first landward sand dune formation).
- That uses be prohibited on slopes of 18 percent or greater.
- That uses that increase erosion, decrease stability, or alter contours be prohibited.
- That new surface drilling operations be prohibited.
- That an environmental impact assessment be prepared for all commercial, industrial, or multi-family uses (greater than three acres or with four or more units per acre).

HAMLIN TOWNSHIP
GIS Generalized Wetland Map



In some instances, variances from the above-listed requirements may be granted.

In passing the sand dune act, the state completed an inventory of all sand dunes subject to regulation. This information has been derived from the Great Lakes Information System (GLIS) and incorporated into the Hamlin Township GIS.

The information on wetlands and critical sand dune areas that has been incorporated into the township's GIS should provide vital information to property owners and local decision makers in planning for future development within Hamlin Township.

PLANNING AND ZONING

The Hamlin Township Land Use Plan completed in 1994 provides a template for the type and scope of future development within the township. In the plan, the natural resources of the township are recognized as a vital component of the local economy. Protection of these resources is critical to the long term economic health of the community.

Zoning is the principal method by which development is managed within Hamlin Township. Zoning regulations for the township are contained within Hamlin Township's Zoning Ordinance No. 34. The GIS will be used to assist the zoning process by providing valuable information on land ownership, property boundaries, and land and water features within the township. The GIS makes it possible to identify, in advance, certain land and water features on a parcel-by-parcel basis. These features can then be evaluated as part of the development approval process.

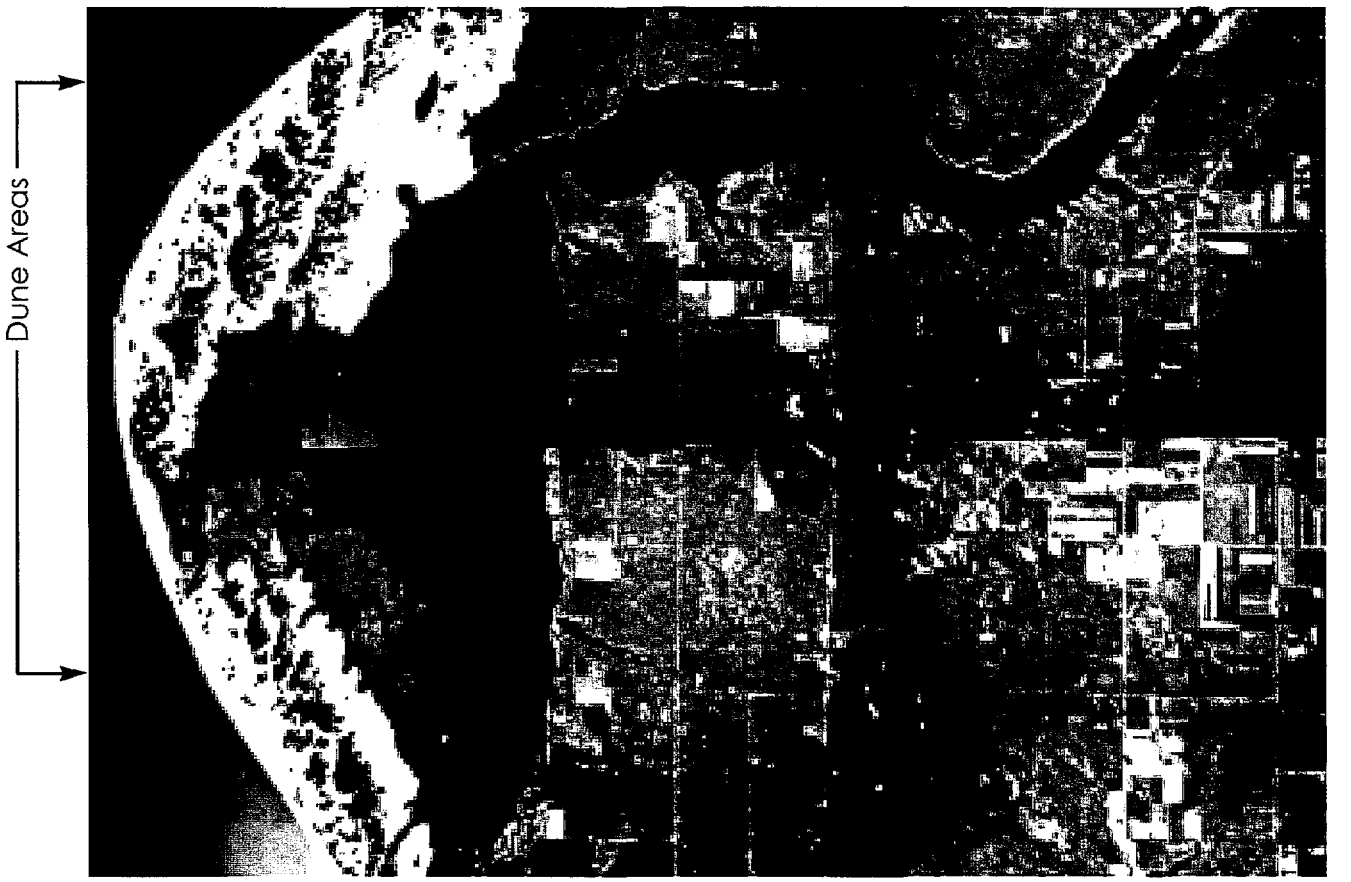
General Provisions

The General Provisions of the township zoning ordinance apply to all the zoning districts in the township. Provisions related to the development of regulated wetlands and designated critical sand dune areas are contained in this section. The GIS will provide a tool to assist with the identification of these environmentally sensitive areas early in the planning and zoning process.

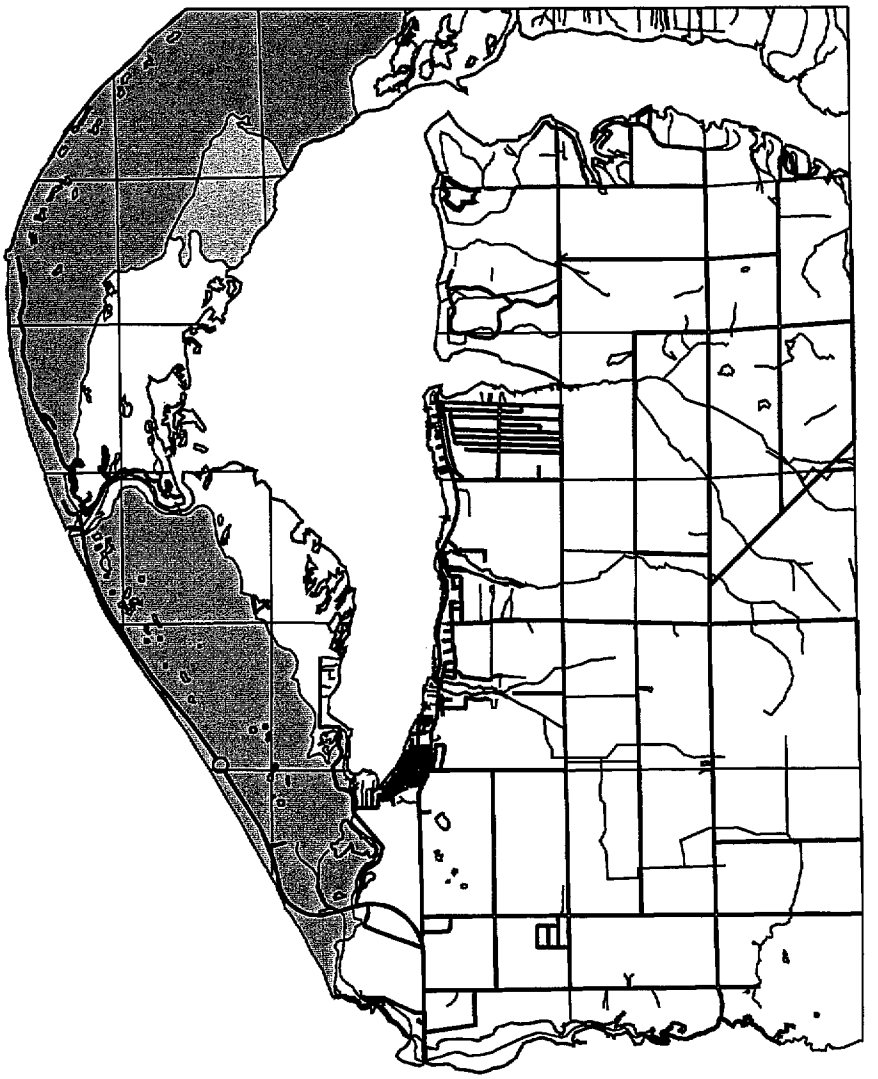
Waterfront Overlay District

The Waterfront Overlay District provisions of the township zoning ordinance are designed to protect the township's lakes, rivers, shorelines, and steeply sloped shoreland areas by prohibiting certain uses and through special design requirements. The Waterfront Overlay District currently applies to all areas of the township within 500 feet of the ordinary high water mark of Hamlin Lake, Lincoln Lake, and the Lincoln River. The GIS is being used to better define the boundary of the district as it relates to individual parcels of property.

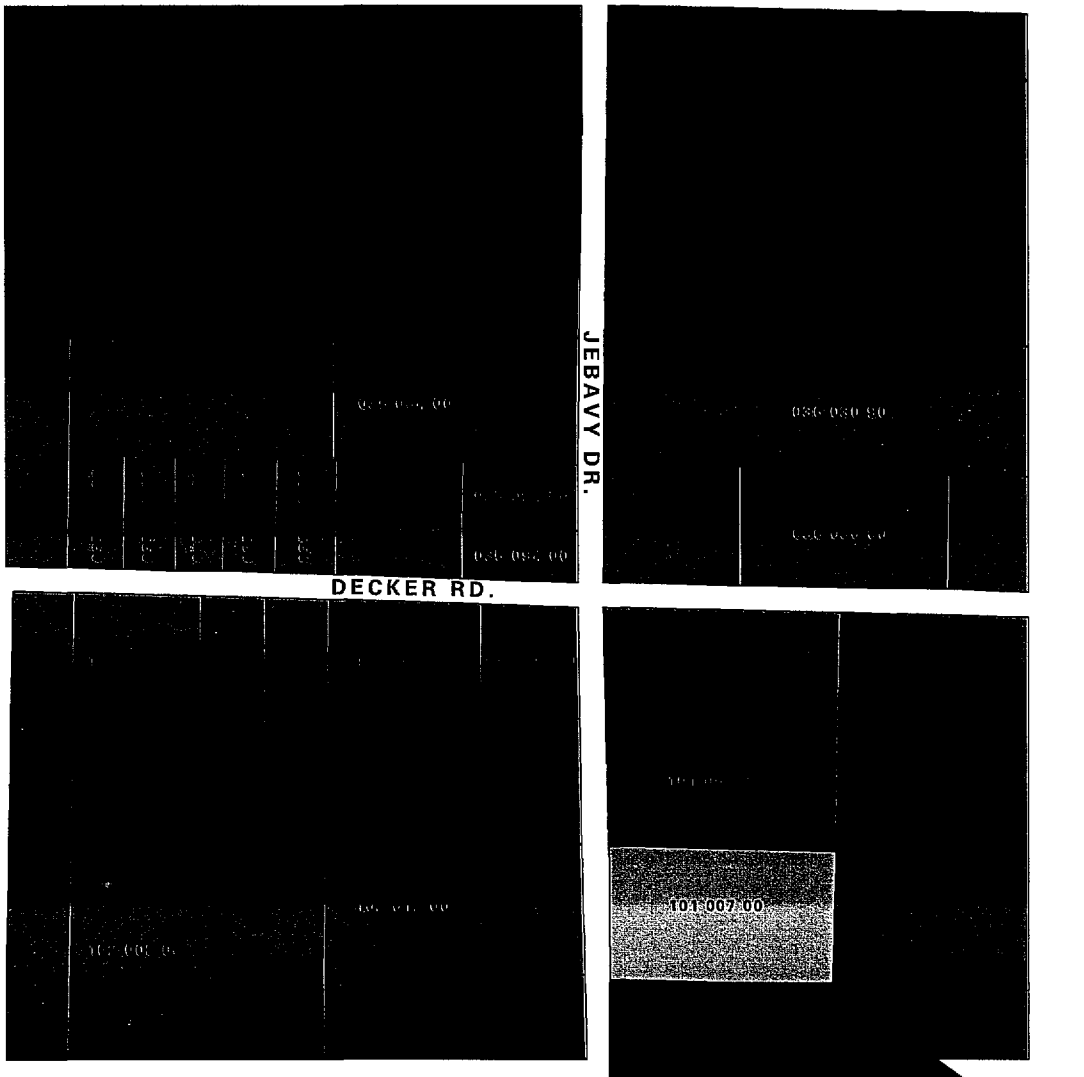
HAMLIN TOWNSHIP
Hamlin Township Sand Dunes



HAMLIN TOWNSHIP
GIS Critical Sand Dunes



HAMLIN TOWNSHIP
GIS Parcel Information



IDENTIFY RESULTS	
PARCEL NO.:	101 107 00
NAME:	JOHN DOE
TAX VALUE:	$40,500
ASSESSMENT VALUE:	$37,500
SOILS:	90B
SOIL DESC.:	EPWORTH FINE SAND
WETLAND:	FALSE
CRITICAL SAND DUNE:	FALSE
FLOOD PLAIN:	FALSE
LAND COVER:	OPEN SPACE
SLOPE:	B 6-0%
ZONING DISTRICT:	R-1
PROPERTY CLASS:	401

Site Plan Review

In accordance with the township zoning ordinance, certain development types are subject to the site plan review process. As used in the Ordinance, "site plan" includes the documents and drawings that are necessary as part of the land development review process to ensure that a proposed land use or activity is in compliance with applicable local ordinances and state statutes and is compatible with the character of the surrounding area; the adjacent uses of land; the natural environment; the capacities of public services and facilities; and the public health, safety, and welfare. Site plan approval is currently required for the following types of development:

- Industrial buildings, structures, and uses;
- Commercial buildings, structures, and uses;
- Multifamily dwellings;
- Planned unit developments (PUD's);
- Site condominium subdivisions; and
- Special land uses.

To ensure that wetlands, critical sand dunes, and other environmentally sensitive areas are addressed in the planning and zoning process, the site plan review provisions of the township ordinance have been amended to require that environmental features data contained in the township's GIS be reviewed as part of the site plan approval process.

Zoning District Map

The GIS is also being used to reestablish zoning district boundaries along property lines (as opposed to more generalized locations on the conventional zoning district map). This approach will help ensure more uniform zoning across property lines in that parcels of land in single ownership will be zoned consistently.